

Board of Adjustment

Agenda

June 10, 2014
City Council Chambers – Lower Level
57 East First Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	SHELLY ALLEN
TYLER STRADLING	CHAD CLUFF
WADE SWANSON	GREG HITCHENS

4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report:
 - 1. Board of Adjustment by-laws.
 - 2. Recent zoning ordinance amendments.
- B. Discussion of items listed on the Public Hearing Agenda.

5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE MAY 13, 2014 MEETING.
- B. CONSIDER PROPOSED REVISIONS TO THE BY-LAWS OF THE BOARD OF ADJUSTMENT.
 - 1. By-law modifications.
- C. CONSENT AGENDA: Items listed with an asterisk (*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.

D. THE FOLLOWING CASES (PUBLIC HEARING):

1. BA14-011 1429 East Flossmoor Avenue (District 4) – Requesting a Variance to allow an encroachment into the required side yard in the RS-6 zoning district. (PLN2014-00043)

Staff Planner: Wahid Alam

Staff Recommendation: Approval with Conditions

**Board Decision: Approved with Conditions (4-1) (Nay- Boardmember Allen)
(Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)**

2. BA14-013 1614 North Mesa Drive (District 1) – Requesting a Special Use Permit and a Development Incentive Permit to allow the development of an Assisted Living Facility in the OC zoning district. (PLN2014-00056).

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (4-1) (Nay- Boardmember Freeman) (Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)

- *3. BA14-036 1301 West Broadway Road (District 4) – Requesting a Special Use Permit (SUP) to allow an Electronic Message Display to change more frequently than once per hour in the GC zoning district. (PLN2014-00214)

Staff Planner: Lisa Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (5-0) (Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)

4. BA14-037 1060 South Robin Lane (District 2) – Requesting an Interpretation of Section 11-31-14-A(4) regarding the minimum separation distance required between group homes for the handicapped. (PLN2014-00230)

Staff Planner: Angelica Guevara

Staff Recommendation: Uphold Zoning Administrator's Interpretation

**Board Decision: Upheld Zoning Administrator's Interpretation (5-0)
(Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)**

- *5. BA14-038 2055 South Power Road (District 6) – Requesting a Special Use Permit (SUP) to allow the number of special events to exceed the maximum allowed in the LC-PAD zoning district. (PLN2014-00234)

Staff Planner: Kim Steadman

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (5-0) (Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)

- *6. BA14-039 4711 East Main Street and 111 South Greenfield Road (District 2) – Requesting a Substantial Conformance Improvement Permit to allow the redevelopment and expansion of a recreational vehicle subdivision in the RM-3 and GC zoning districts. (PLN2014-00235)

Staff Planner: Lesley Davis

Staff Recommendation: Approval with Conditions

Board Decision: Approved with Conditions (5-0) (Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)

- *7. BA14-040 1224 North Gilbert Road (District 1) - Requesting: 1) a Special Use Permit to allow the reduction of required parking spaces; and 2) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial site, all in the LC zoning district. (PLN2014-00246)

Staff Planner: Wahid Alam

Staff Recommendation: Continued to July 8, 2014 Meeting

Board Decision: Continued to the July 8, 2014 Meeting (5-0) (Absent- Boardmember Cluff) (Excused- Boardmember Hitchens)

E. OTHER BUSINESS:

F. ITEMS FROM CITIZENS PRESENT: